

**131 TOSCA DRIVE
STOUGHTON, MA**

FOR LEASE



R.W. HOLMES
COMMERCIAL REAL ESTATE

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131 TOSCA DRIVE

BUILDING SIZE	31,309 SF
LAND AREA	0.97 Acres
YEAR BUILT	1971
CONSTRUCTION	Concrete Block
PARKING	31 Spots
ZONING	Industrial
WATER & SEWER	Town of Stoughton
HVAC	Heat in warehouse. Heat and AC in office.

CAM	\$1.50/SF
INSURANCE	\$0.19/SF
RE TAXES	\$1.12/SF
ESTIMATED TOTAL	\$2.81/SF

CLEAR HEIGHT	17' 8"
LOADING	5 Loading Docks 3 Drive in Doors
POWER	800 AMP 208V
RENTAL RATE	\$13/SF NNN



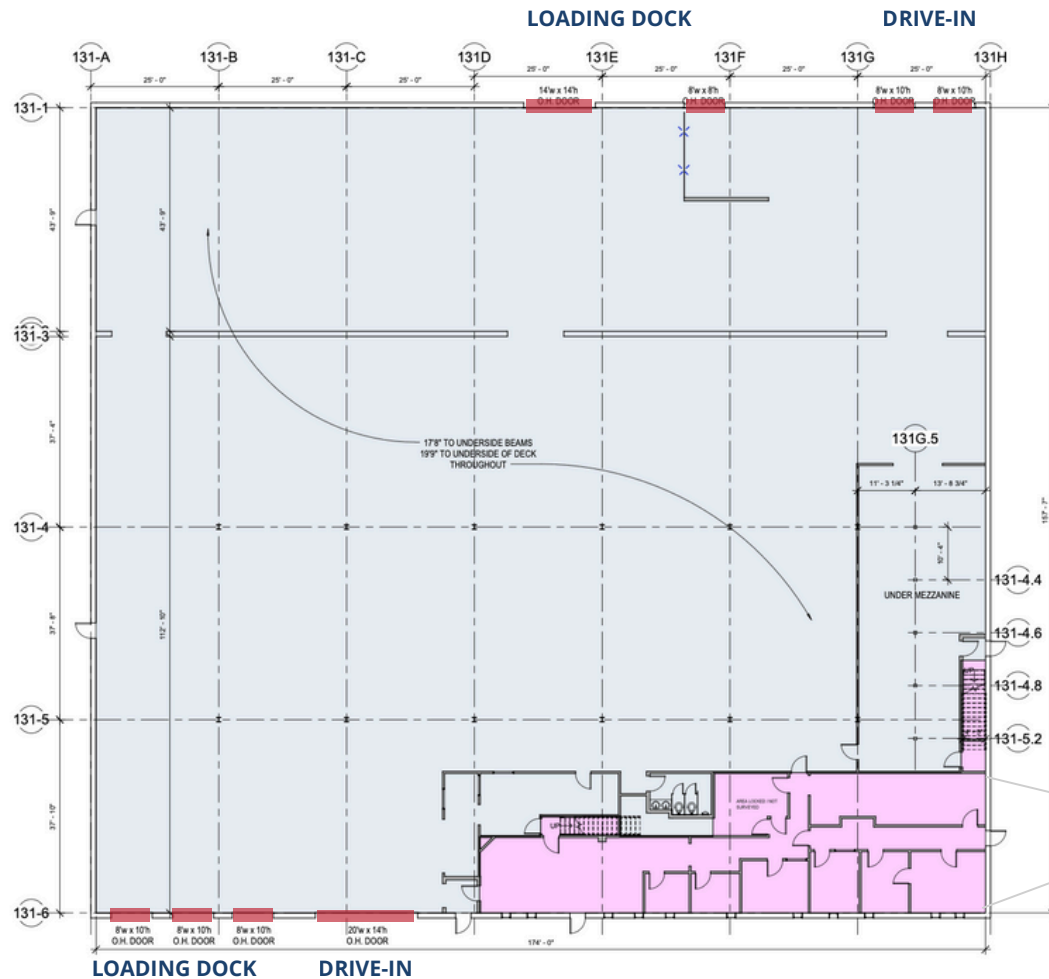
FLOOR PLAN

31,309 SF

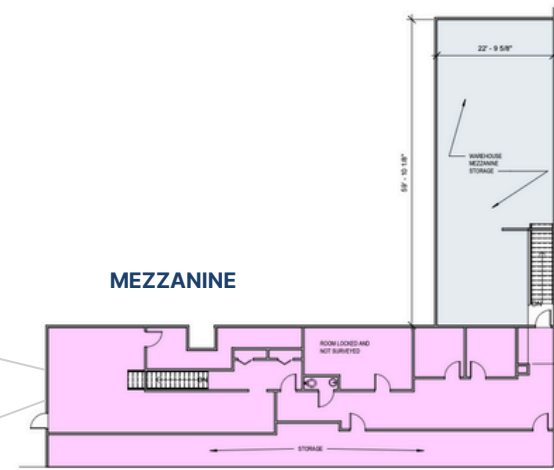
- 4,930 SF OFFICE
- 26,379 SF WAREHOUSE

AVAILABLE

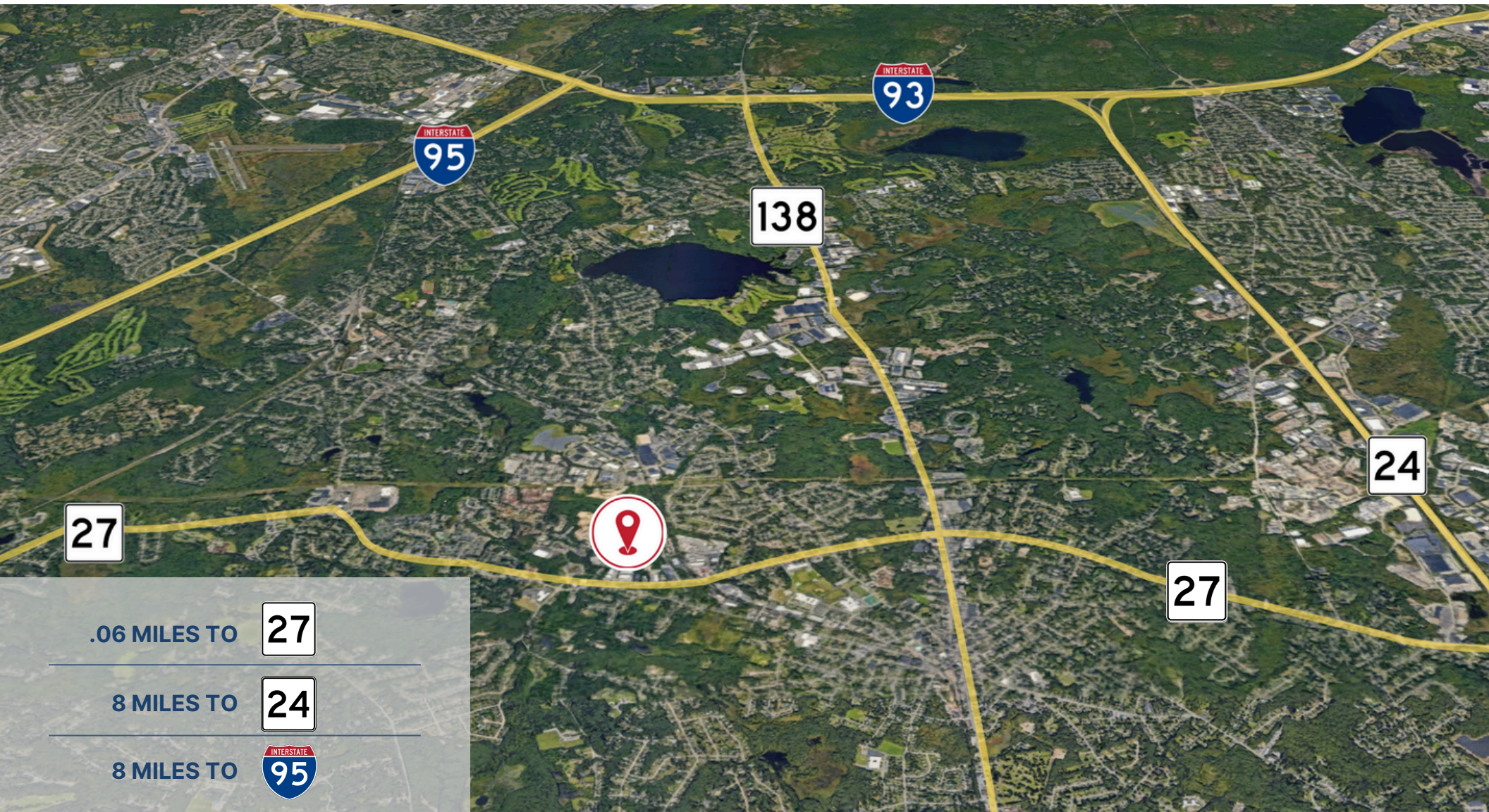
- 5 LOADING DOCKS
- 3 DRIVE-INS
- FULL BUILDING OPPORTUNITY



MEZZANINE



LOCATION & ACCESS



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